

ORIGINAL PLAT

LOT 6, BLOCK 1, LOT 1, BLOCK 2 & Lot 2, Block 2
LONE OAK ACRES SUBDIVISION RECORDED IN VOLUME 318, PAGE 573

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, Pitman Enterprises, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 11808, Page 28 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Jimmy Pitman

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF TEXAS
COUNTY OF BRAZOS
We, SNS Investments, LLC owner and developer of the land shown on this plat, being part of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 3238, Page 12 and Volume 4576, Page 117 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

Corey Smith

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.
Given under my hand and seal on this _____ day of _____, 20____.

Notary Public, Brazos County, Texas

CERTIFICATION BY THE COUNTY CLERK

(STATE OF TEXAS)
(COUNTY OF BRAZOS)

I, Karen McQueen, County Clerk, in and for said County, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the _____ day of _____, 20____ in the Official Records of Brazos County, Texas in Volume _____ Page _____.

County Clerk, Brazos County, Texas

APPROVAL OF THE CITY PLANNER

I, _____, the undersigned, City Planner and/or designated Secretary of the Planning & Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Planner, Bryan, Texas

APPROVAL OF THE CITY ENGINEER

I, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the _____ day of _____, 20____.

City Engineer, Bryan, Texas

APPROVAL OF PLANNING AND ZONING COMMISSION

I, _____, Chairman of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and some was duly approved on the _____ day of _____, 20____ by said Commission.

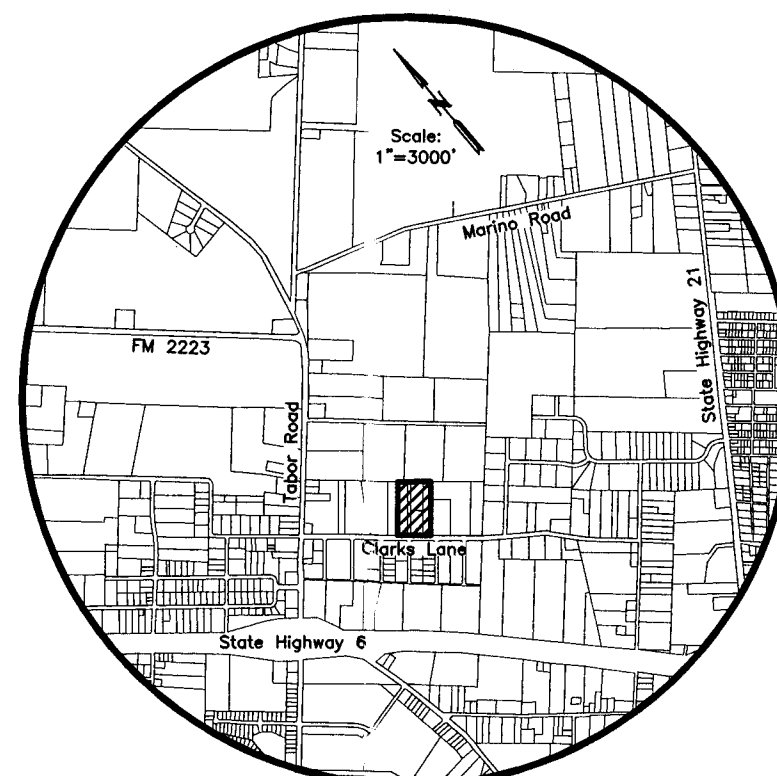
Chairman, Planning and Zoning Commission

CERTIFICATION OF THE SURVEYOR

STATE OF TEXAS
COUNTY OF BRAZOS

I, Kevin R. McClure, Registered Professional Land Surveyor No. 5650, in the State of Texas, hereby certify that this plat is true and correct and was prepared from an actual survey of the property and that property markers and monuments were placed under my supervision on the ground, and that the metes and bounds describing said subdivision will describe a closed geometric form.

Kevin R. McClure, R.P.L.S. No. 5650



VICINITY MAP

Lot 5B, Block 1
Lone Oak Acres Replat
V.10833, P.36
Bertha & Daniel Nino
V.7045, P.218

Lot 5A, Block 1
Lone Oak Acres Replat
V.10833, P.36

N 40°40'54" E - 835.72'

10' ROW Dedication
V10833, P.36

10' Electrical
Eamt. (309/758)

20' Water Line
Eamt. (309/758)

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REPLAT

Development
Services
APR 23 2014

RECEIVED

REPLAT

LONE OAK ACRES SUBDIVISION

LOT 6-R, BLOCK 1
LOT 1-R & Lot 2-R, BLOCK 2

9.968 ACRES

S.F. AUSTIN NO. 10 LEAGUE, A-63
BRYAN, BRAZOS COUNTY, TEXAS

APRIL, 2014

SCALE: 1" = 60'

SURVEYED BY
McClure & Browne Engineering/Surveying, Inc.
1008 Woodcreek Dr., Suite 103
College Station, Texas 77845
(979) 693-3838

MB

10000269-rp.dwg

Legend
— ES — Existing Sewer Line
— SW — Existing Water Line
— GAS — Gas Line
— OE — Electrical Line (Overhead)
— T — Telephone

* Bearings shown on the Original Plat are based on the Replat recorded in Volume 318, Page 573
* Contour data based on the City of Bryan Aerial Data.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BRG.	CHORD DIST.
C1	90°00'03"	25.00'	39.27'	25.00'	S 1°45'53" E	35.36'
C2	90°00'00"	25.00'	39.27'	25.00'	S 88°14'07" W	35.36'